

DD/M&S 74-2678

19 JUL 1974

MEMORANDUM FOR: Director of Central Intelligence

Sir:

1. On the evening of Friday, 12 July 1974, you expressed an opinion to me that there might be merit in allowing DIA to consider constructing their new building on our compound. More specifically, you had in mind a parcel of land, 32 acres in size, which we refer to as the Scattergood-Thorne parcel. It is on the west side of the access road coming in off Route 123. I agree there is merit in the consideration, but I am fearful we could, as they say, "shoot ourselves in the foot" if we allow it to come to pass. Allow me to expand.

2. It is our understanding that DIA will seek an appropriation to erect a building to house 2,200 people. Into it they will move individuals presently housed in Anacostia, Rosslyn, Crystal City, and the Pentagon. The building will serve, at a minimum, the functional purposes of printing, training, and a partial headquarters establishment.

3. A few comments concerning the land itself. Rights of ownership and occupancy will not revert to the Federal Government until the death of the last remaining owner. The last remaining owner is a delightful lady of approximately 90 years who continues to enjoy excellent health. She considers us a very good neighbor. Vested Federal right in the land is maintained by GSA and, despite past requests, they have refused to transfer eventual rights of occupancy to CIA, maintaining the position that such an issue will be met upon death of the owner. In the submission of an Agency preliminary master plan to the National Capital Planning Commission (NCPC) in December 1972, we disclosed a planning concept of using this particular parcel. We envisioned the construction of a small building primarily for Office of Personnel interviewing and applicant processing. That plan also envisioned an over-all Agency employee population increase of approximately 2,000 if the plan were ever executed to fruition.

NCPC gave conditional approval to the preliminary plan and established a limitation of no more than a 2,000 employee population increase and a limitation of no more than 1,000 vehicular parking spaces. In another publication NCPC projected a ceiling limitation of [] by 1985 for the entire "Langley Federal complex". (This would include the adjacent Department of Transportation facility.) There is, therefore, some room to move between these various figures, but credence would have to be given to any expansion plans Department of Transportation might possess.

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4. NCPC, and they possess Congressional statutory powers, determinations on regional planning and related criteria have always been influenced significantly by traffic and the general problems it introduces into planning. NCPC clearly states that present criteria which limits the amount of parking allowed and employee densities is a measure of known and reasonably projectable roadway system upgrading. If major progress is made in the highway program and traffic flow is more successfully upgraded, NCPC guidelines and criteria affecting parking and population could change to higher levels. That development, however, is offset by ever increasing pollution abatement efforts, sewage disposal capacity, and neighborhood pressures in this area which view dimly an increased Federal enclave. It should also be noted that the NCPC 1985 ceiling figure of [] Federal employee population was taken before 235 acres of the entire Langley complex were turned over to the National Park Service. I would lastly add that, by virtue of previous work with the State of Virginia, we are aware that they operate on a five-year planning cycle. Inasmuch as it is that jurisdiction which would have to upgrade all the access road networks to our compound area, it represents a very long lead time consideration. All this leads me to recommend that you exercise caution prior to inviting DIA as a neighbor. Our long range plans would hopefully see us sometime moving on to the compound those elements now in the Rosslyn and [] enclaves as well as the 2430 E Street population. That represents a total of about 2,000 people and that is the bullet with which we could shoot ourselves in the foot if we allow DIA to march in with 2,000 people.

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John F. Blake
Associate Deputy Director
for
Management and Services

cc: Deputy Director of Central Intelligence

ADD/M&S:JFB/ms (19 July 74)

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